

PRIVATE SEWER LATERAL

PROPOSED ORDINANCE CHANGES



Agenda

- Background
- What is a Sewer Lateral?
- Sewer Facilities Responsibilities
- Current PSL Ordinance
- PSL Options for Alameda
- Proposed PSL Modifications
- EBMUD Regional Ordinance
- Comparison b/w City Proposal and EBMUD
- Next Steps.



Background

- January 2009 - EPA issued a Cease & Desist order to EBMUD.
- EBMUD to reduce wet weather overflows into the Bay.
- EBMUD determined more cost effective to have 7 satellites improve their facilities.



Background (Continued)

- November 2009 – All satellites receive an Administrative Order (AO) from EPA.
- AO mandates improvements to the City's sewer facilities.
- AO requires adoption of Private Sewer Lateral Ordinance



What is a Sewer Lateral?

- The PSL is from the sanitary sewer main line (lower lateral) to the building (upper lateral).

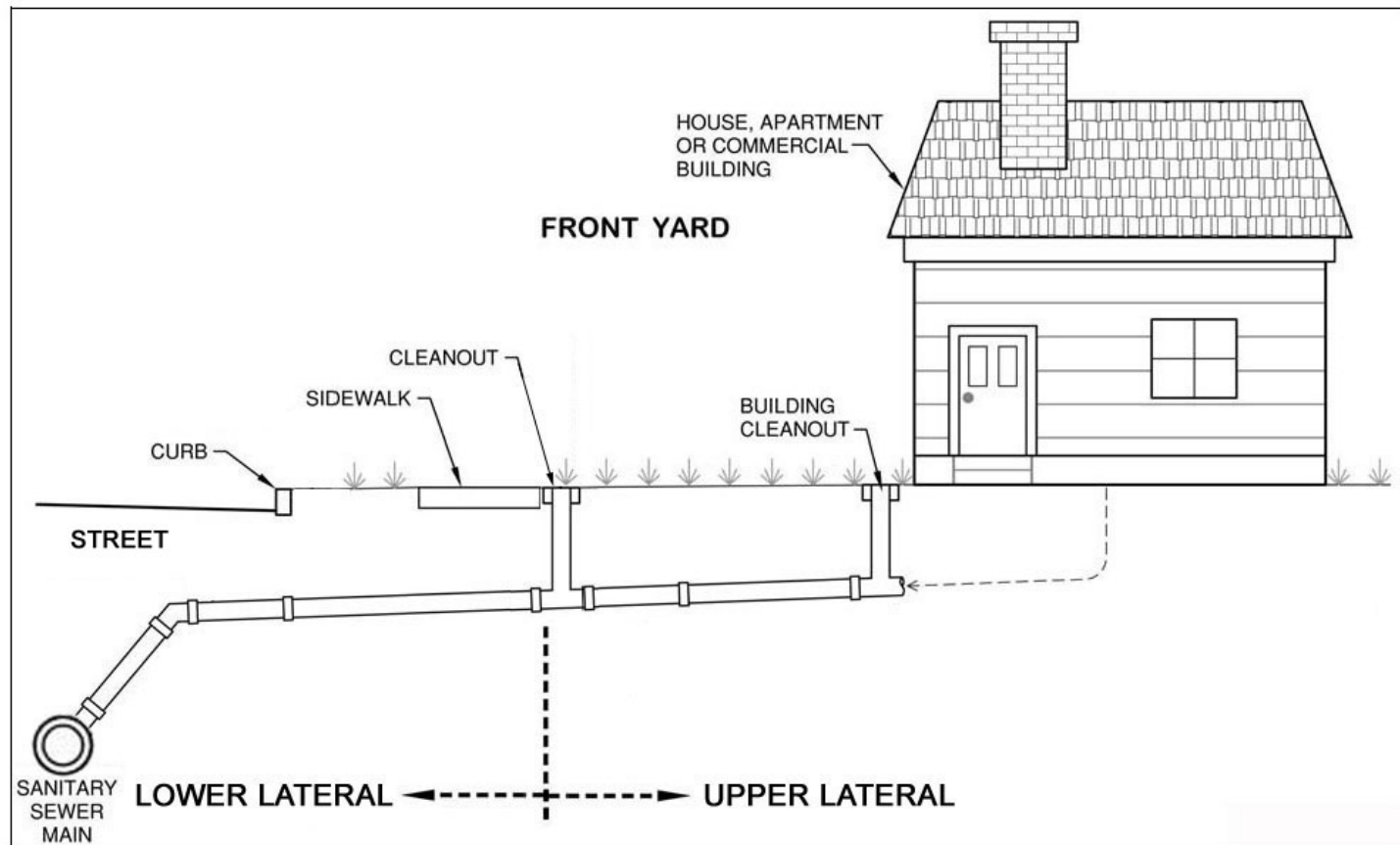


Figure 1. Sanitary Sewer Lateral



City's Current PSL Ordinance

- In place since 1988.
- Upon transfer of title of a property
 - Property owner to test upper lateral to verify no ground water infiltration.
 - If test fails, upper lateral must be replaced or repaired.
 - Certification effective for 25 years.
 - No testing of lower lateral.

EPA Mandated PSL Options

- Adopt EBMUD Regional Ordinance.
- Submit “No-Less Stringent” application.





EBMUD Regional Ordinance

- Test PSL for any building permits valued at \$100,000 or more, regardless of improvement.
- If test fails, repair/replace upper lateral.
- Silent on lower lateral requirements.
- Certification effective for 20 years.
- Condominiums and apartment buildings required to test and certify PSL every 10 years.



City's “No Less Stringent” Proposal

- Testing of PSL for building permits valued at \$90,000 or more and includes one plumbing fixture.
- Upper Lateral must be repaired by property owner if it fails.
- Lower lateral will be added to list for annual cyclic sewer project prioritization.
- Certification effective for 25 years.
- Condominiums and apartment buildings to be tested every 25 years.



Comparison with EBMUD Regional PSL Ordinance

Modification of existing Alameda PSL Ordinance	Adoption of EBMUD Regional Ordinance
Fees must be paid to City of Alameda inspectors only.	Fees must be paid to both City of Alameda and EBMUD inspectors.
Coordination and scheduling with one inspector only.	Coordination and scheduling with two inspectors simultaneously.
Customers have the option of face-to-face interactions with City staff.	Scheduling will be on-line only, questions answered only by phone.
Lateral must be tested (and repaired/replaced) during a significant remodel valued at \$90,000 and includes one plumbing fixture.	Lateral must be tested (and repaired/replaced) during a significant remodel valued at \$100,000 regardless of renovation type.

Next Steps

- Public mailing to property owners announcing proposed modifications.
- City Council consideration of new PSL Ordinance in Spring 2011.
- Implementation Summer 2011.

